

MAR 2006

South-West Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building
Community and Environmental Planning Division
www.longbeach.gov/plan/pb/cpd



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Jerry Olivera, South-West Long Beach Community Planner, at (562) 570-5081 or via email at Jerome.Olivera@longbeach.gov if you have questions about this bulletin.

This bulletin is also available on the internet at:
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NEW DEVELOPMENT APPLICATIONS

No new development applications requiring discretionary review were received during the month of February for the South West area.

PREVIOUSLY REPORTED DEVELOPMENT APPLICATIONS

1. Site Plan Review – 1570 Long Beach Boulevard

A mixed use development consisting of 36 condominium units above approximately 10,000 square feet of commercial retail space and approximately 143 parking stalls is being proposed for this site. In its present configuration, the project provides more parking than is required by code.

An initial review of this project shows that there are still some issues that need to be worked out, including: Lack of private and common open space for the residential units; lack of recreation facilities for residents; and other design and configuration issues.

No new information or updates have become available since this item was last reported on. Additional details will follow as they become available.

2. Conceptual Site Plan Review – 1332 Locust Avenue

A 9-story, mixed use development consisting of approximately 221 condominium units (1 & 2 bedroom) over approximately 15,000 square feet of commercial retail space. Submitted plans show approximately 472 parking stalls provided, a further review will determine if this is adequate parking based on the ultimate configuration of dwelling units and total area of retail space. Because of the project's proximity to light rail and other transit, a reduction in parking may be supportable but since this proposal is only in the conceptual stage, there are still several details that will need to be worked out, including: parking, open space requirements, amount of commercial space, location of commercial space, etc.

No new information or updates have become available since this item was last reported on. Additional details will follow as they become available.

3. Site Plan Review; Standards Variance; Subdivision Map; and Lot Merger at 1223-1227 Long Beach Boulevard (Case #0510-02)

A mixed use development consisting of 51 condominium units; 3,103 square feet of retail/restaurant uses; and a 2 ½ level semi-subterranean parking structure of 161 stalls is being proposed for this site. A standards variance is required for the porches/terraces of the units that front Long Beach Boulevard since they are located above grade. A minimum 5' setback is required; the applicant is requesting 3'. In addition, a Subdivision Map is required to allow condominium units and a Lot Merger is required since the proposed project will encompass several legal existing lots.

No Public Hearing date has been set for this project, additional details will follow as they become available.

4. Modification to a previously approved Administrative Use Permit for a Homeless Shelter - 1368 Oregon Avenue (Case # 0405-15) MOD

This previously approved project is coming back before the Planning Commission for a modification to the approved Administrative Use Permit (AUP). The applicant is requesting to modify certain conditions contained in the AUP, including: Removal of one required parking space – the Long Beach Water Department required a 'backflow prevention device' to be located in the area where a designated parking stall was located. Due to existing site constraints, the lost parking stall cannot be relocated on the project site; a modification to allow tenants to smoke outside the premises until 10:00 p.m. (the existing condition prohibits smoking outside the facility after 8:00 p.m.); and a modification to shuttle pick-up times in the morning, since the Multi-Service Center (MSC), where tenants would be shuttled to, does not open for business until later in the morning and the existing pick-up times do not allow for an adequate time window to take all of the tenants to the MSC.

This project was approved with conditions at the Planning Commission meeting of March 2, 2006

4. Conditional Use Permit; Administrative Use Permit; and Standards Variance at 1925 Pacific Avenue (Case # 0508-23)

This application is to legalize a 'storefront' church that is currently operating illegally within a commercial zone. This case was referred to the Planning Department from the City's Code Enforcement division, which issued a citation to the church for the illegal operation. Churches that operate in a zoning district with a 'commercial' designation are required to obtain a Conditional Use Permit (CUP) from the Planning Department.

The existing facility has 21 on-site parking spaces, and the Church has secured another 16 off-site parking spaces from the property at 1951 Pacific Avenue. Off-site parking that is to be used as required parking for a project requires an Administrative Use Permit (AUP). Although the project provides for 37 parking spaces (both on and off-site), this is still less than the minimum number of required parking spaces for the project, based on building size. Because the minimum required number of parking spaces is not met, a Standards Variance is required for parking.

At the Planning Commission meeting of March 2, 2006, the Planning Commission continued this item until the **Planning Commission** meeting of **April 6, 2006**, to allow the applicant time to try and secure deed-restricted parking, as required by code, for the proposed use.

5. Condominium Conversion at 1101-1121 Gaviota Avenue

This application is to convert an existing 27 unit rental apartment complex to individually owned condominium units. The project provides 36 on-site parking stalls (a minimum of 35 are required for the conversion) and complies with all of the City's requirements for conversion to condominiums.

The Planning Commission **approved** this project at their regular meeting on **February 16, 2006**

6. Condominium Conversion at 310 Olive Avenue

This application is to convert an existing 6 unit rental apartment building complex to individually owned condominium units. The project provides 10 on-site parking stalls (a minimum of 8 are required for the conversion) and complies with all of the City's requirements for conversion to condominiums.

The Planning Commission **approved** this project at their regular meeting on **February 16, 2006**

ANNOUNCEMENTS

1. Long Beach General Plan Update: Land Use and Mobility Elements.

PHASE II BEGINS

With the completion of the first phase of our General Plan Update Program (GPUP), the City Planning Bureau is now undertaking Phase II. In Phase I we created five geographically distinct Community Cluster Advisory Teams reflective of the five Community Planning Areas in the City. With these groups of highly motivated volunteers we held a series of meetings to begin exploring baseline data on the status of the community (e.g., demographics, land use, economics and mobility) and to solicit input on desirable policies and patterns for the future development of the City. Although not everyone agreed on every aspect of how the City should continue to develop, each group was able to reach a general consensus and produce a basic outline of a plan direction for future community development discussions.

In Phase II of the General Plan update our intention is to share the work completed in Phase I with the entire community and to build upon its precepts. We are currently in the process of securing a highly qualified advisor to help us craft a Long Beach centric, community-wide, educational outreach campaign. This next portion of the GPUP will be designed to bring everyone in the community up-to-speed on the challenges facing Long Beach now and in the next 20-25 years. We will be widely distributing the baseline data discussed above along with an analysis of the implications this information holds for our future.

This spring (2006), staff will begin working with our outreach specialist to create additional materials to support our community education efforts. Once these educational pieces are crafted we will be using them to launch our citywide educational outreach portion of the program. Our intention is to cast a wide net, to blanket the City's constituents with as much background information as possible. We need to raise the level of awareness of the General Plan Update Program, letting people know what the General Plan is and why it is important. Along these lines we will do our best to educate interested parties so that we are working with a well-informed public. Community Planners will be supporting this outreach campaign by asking for any ideas you may have to support our outreach efforts, as well as keeping our community contacts informed of the progress in updating the City's comprehensive General Plan.

Maps, demographic information, reports, documents, committee cluster input, and other information is available online at the General Plan Update website:

http://www.longbeach.gov/apps/advance_plan/index.html

2. Right Tree, Right Place - Working with SCE to keep your yard green and safe ***A message to utility customers from SCE***

Trees and power lines don't mix. Trees can grow into power lines, and during storms, branches can blow into power lines, or snap off, creating a dangerous condition or causing a power outage.

At Southern California Edison, we care about trees, and you. We want you to enjoy the beauty, serenity, and cooling that trees provide. But we also want you to have a safe yard and reliable power.

If you're planting a new tree, please consider where you are placing it and what it will look like in 10 or 20 years. Look up from the proposed place where it will be planted and see if there are wires overhead or nearby. We ask that trees within 20 feet of a power line be of a type that grows no more than 25 feet tall. Trees 20 to 50 feet from a power line should not grow more than 40 feet tall. Those growing taller than 40 feet should be planted more than 50 feet from power lines.

Palm Trees are a major source of power interruptions; most grow much higher than utility poles. Wind and rain can loosen dead palm fronds that can fall or sail hundreds of feet, landing on power lines, where they can catch fire and fall on wood shake roofs or cause service interruptions. Palm trees should not be planted within 50 feet of power lines. One exception is the Windmill palm, which has a mature height of approximately 25 feet.

The California Department of Forestry requires utilities to maintain greater tree limb clearances from power lines in high fire-designated areas. Tree limbs touching power lines can burn and drop hot embers during certain conditions. To help prevent fires, Edison asks that no new trees, bushes, or weeds be planted or allowed to grow within 10 feet of any power pole. Also, don't forget to check regarding underground utilities when you dig the hole to plant your tree.

SCE is mandated by the state's Public Utility Commission to trim trees, and we hire qualified line clearing contract workers who do this for us. Each year, these crews trim over 750,000 trees at a cost of \$28 million.

Our aim is to only trim each existing tree once a year. Therefore, depending on the type of tree and how quickly it grows, the crews trim it in a fashion that will best ensure the tree does not threaten safety or electrical reliability during that time. Call SCE if you have concerns about trees in the right-of-way.

If you wish to trim a tree growing around the power line that runs from the pole to your house, or want to have it trimmed by a professional contractor, please contact us two days before you plan to trim – if you have any concerns, our linemen may de-energize and safely move these pole to house power lines out of the way so that there is no risk of coming into contact with them, or of branches falling into them. When you are working in your yard and in proximity to power lines, please be careful – especially when carrying tall, aluminum ladders, pool skimmers, or metal picking or pruning equipment. Also, please teach children to be careful – about releasing metallic balloons, or flying kites that may come into contact with power lines, and about climbing or playing in trees near or touching wires. Tree houses should not be built within 20 feet of power lines.

If you have further questions regarding trees and power lines, call SCE at (800) 684-8123 or www.sce.com/safetysca/treetrim/treetrim.htm

IMPORTANT PHONE NUMBERS

Council Member – 1 st District, Bonnie Lowenthal	(562) 570-6919
Council Member – 2 nd District, Vacant	(562) 570-6684
Council Member – 4 th District, Patrick O'Donnell	(562) 570-6918
Council Member – 6 th District, Laura Richardson	(562) 570-6816
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Marlene_Cyarron@longbeach.gov	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	(800) 252-4613
Objects/Debris on power lines, SCE Hazardous Conditions	(800) 611-1911 press 2, then 4
Property Maintenance, Building, Zoning Code Enforcement	(562) 570-CODE
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Call Before you Dig (Underground Service Alert)	(800) 227-2600
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-4895
Graffiti in City Beaches	(562) 570-1582
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867
City Park Issues, Tom Shippey	(562) 570-4899
Street Median Issues, Tom Shippey	(562) 570-4899